103.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,500 / 853,500
					USE VALUE:	853,500 / 853,500
					ASSESSED:	853,500 / 853,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOLLIGIAN IDA M& JOHN/TRUSTEES
Owner 2:	IDA M KOLLIGIAN REVOCABLE TR
Owner 3:	
Street 1:	6 OLD COLONY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KOLLIGIAN IDA M -
Owner 2:	-
Street 1:	6 OLD COLONY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2252 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11000.000	328,500		525,000	853,500
Total Card	0.253	328,500		525,000	853,500
Total Parcel	0.253	328,500		525,000	853,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.00 | /Parcel: 379.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 66564
GIS Ref:
GIS Ref:
Insp Date: 10/23/18

!8233!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,500	0	11,000.	525,000	853,500	853,500	Year End Roll	12/18/2019
2019	101	FV	259,000	0	11,000.	525,000	784,000	784,000	Year End Roll	1/3/2019
2018	101	FV	259,000	0	11,000.	450,000	709,000	709,000	Year End Roll	12/20/2017
2017	101	FV	259,000	0	11,000.	420,000	679,000	679,000	Year End Roll	1/3/2017
2016	101	FV	259,000	0	11,000.	360,000	619,000	619,000	Year End	1/4/2016
2015	101	FV	257,700	0	11,000.	322,500	580,200	580,200	Year End Roll	12/11/2014
2014	101	FV	257,700	0	11,000.	298,500	556,200	556,200	Year End Roll	12/16/2013
2013	101	FV	257,700	0	11,000.	284,600	542,300	542,300		12/13/2012

PRINT

Date	Time
12/10/20	22:48:40

LAST REV

Date	Time
09/06/19	13:39:35

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8233

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOLLIGIAN IDA M	62981-29		11/26/2013	Convenience	1	No	No		
KOLLIGAN JOHN	24996-85		11/16/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	66564
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2016	1897	New Wind	2,139					
10/31/2014	1478	Re-Roof	12,000					Strip and re-roof.
6/4/2001	352	Addition	32,000	O				REM RM-ADD 11X20 A
6/3/1992	215		8,500					R/BATH - ADD CLOSE

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	Inspected	CC	Chris C
9/27/2018	MEAS&NOTICE	CC	Chris C
2/14/2009	Meas/Inspect	372	PATRIOT
11/30/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
8/14/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11000		Sq. Ft.	Site		0	70.	0.68	4									525,001						525,000	

Total AC/HA:	0.25253	Total SF/SM:	11000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	525,001	Spl Credit		Total:	525,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.31964278
Const Adj.:	0.99989998
Adj $ / SQ:	125.354
Other Features:	91290
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403577
Depreciation:	75065
Depreciated Total:	328512

COMMENTS

PDAS. OF=WHIRLPOOL..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

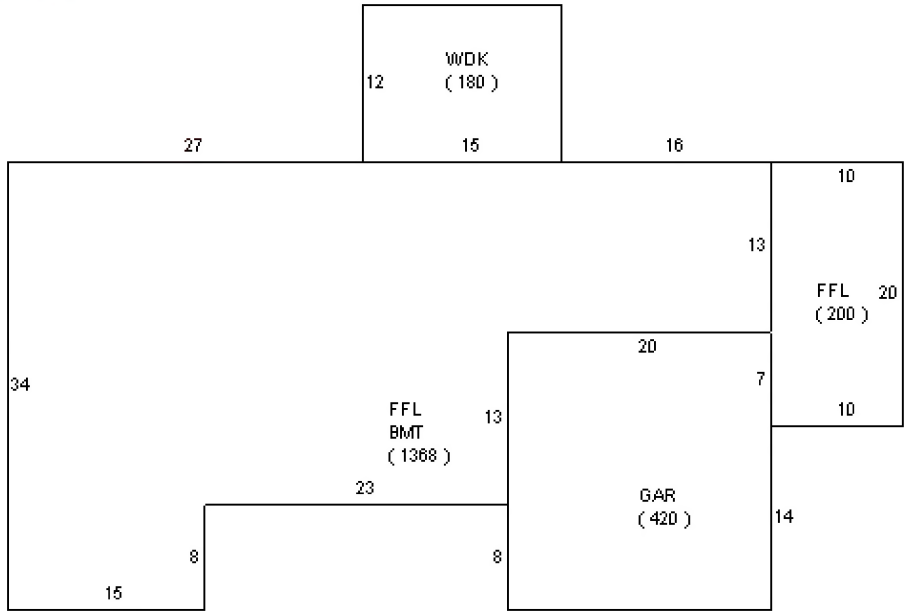
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	137.89
Special Features:	0	Val/Su Net:	92.90
Final Total:	328500	Val/Su SzAd	209.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,568	125.350	196,554
BMT	Basement	1,368	49.830	68,165
GAR	Garage	420	20.950	8,799
WDK	Deck	180	11.550	2,080

Net Sketched Area:	3,536			Total:	275,598
Size Ad	1568	Gross Are	3536	FinArea	2252

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc